

Clark County Planning Commission
Regular Meeting – 2 p.m.
Wednesday, May 3, 2006

Administration Building
of the former Springview Center
3130 East Main Street
Springfield, OH 45505

AGENDA

- | | | |
|---|--|------------------------------------|
| 1. Minutes – April 5, 2006 (Regular) | | <i>Discussion &
Action</i> |
| 2. Rezoning Case | Patricia Morrison | <i>Discussion &
Action</i> |
| Z-2006-4 | Bethel Township ~ 1 acre
759 N. Hampton Rd.
A-1 to R-3 (Medium Density Single- and Two-Family
Residence District) | |
| 3. Rezoning Case | Theresa R. Siejack | <i>Discussion &
Action</i> |
| Z-2006-9 | Moorefield Township ~ 4.037 acres
4690 Urbana Rd.
A-1 to PD-M (Planned Development (Mixed Use) District) | |
| 4. Staff Comments | | <i>Discussion</i> |
| 5. Adjournment | | <i>Action</i> |

www.clarkcountyohio.gov/planning

Minutes

Clark County Planning Commission

Regular Meeting ~ 2 p.m.
Wednesday, April 5, 2006

Administrative Building
of the former Springview Center
3130 East Main Street
Springfield, Ohio 45505

Mr. Max Cordle, Chairperson of the Clark County Planning Commission, called the meeting to order at 2:00 p.m.

Present: Mr. Max Cordle, Mr. Lowell Bicknell, Ms. Diane Jordan, Mr. Robert Jurick, Mrs. Nora Parker (arrived 2:02), Mr. Elliott Turner, Mr. David Hartley (arrived 2:05) and Mr. Roger Tackett.

Absent: Mr. Allen Perkins, Mrs. Elaine Stevenson, and Mr. John Detrick.

CPC: 4-23-2006: Minutes ~ January 4, 2006 (Regular Meeting-revised)

Motion by Mrs. Parker, seconded by Mr. Turner to approve the minutes as revised.

VOTE: Motion carried unanimously.

CPC: 4-24-2006: Minutes ~ March 1, 2006 (Regular Meeting)

Motion by Mr. Turner, seconded by Mr. Bicknell to approve the minutes as presented.

VOTE: Motion carried unanimously.

SB-2006-4 Subdivision Case ~ Northridge Subdivision No. 13-C ~ Final ~ Moorefield Township ~ 6.42 acres ~ 7 lots

Mr. Tritle presented the report for the subdivision submitted by Judith A. Kambeitz and Terry A. Hoppes. He highlighted information contained in the staff report and on the maps. The property consists of 6.420 acres, with 7 lots for condos and commercial development. Current zoning is B-4 (Heavy Business) and B-2 (Community Business). The County Engineer reviewed the specifications and drawings and they do not object to the subdivision, however, they have a list of items that need to be corrected or updated. There are nine specific areas of comment from the County Engineer related to the technical specifications of the plans as submitted. They are all minor in nature. The LIS (Land Information System) Dept. noted that the plans are satisfactory with minor changes. The County Utilities Dept. noted that revised plans submitted by Hoppes Engineering were received on March 21, 2006 and addressed comments made as of March 17, 2006. They recommend approval. Crossroads Plan show this area as "Mixed Use" and "Community Commercial". Lots 10, 11, 12, and 13 will be zoned R-4 prior to development of these lots. Condominiums will be built on these lots. An existing commercial building is located on Lot 14. Lots 15 and 16 will be utilized under B-2 zoning.

Staff recommended approval subject to correcting the items noted by the County Engineer and the LIS Dept.

Mr. Jurick inquired about the process of rezoning following subdivision.

Mr. Tritle explained that, although the lots meet the criteria for both business and residential, if the developer does not come back for rezoning, the property can only be used for business. The developer noted on the plat map that these lots are intended to be rezoned R-4.

Mr. Jurick stated that, if the board approves the subdivision, they have to make the assumption that these lots have to be for both business and residential.

Mr. Farnsworth responded that the lots meet the minimum lot size, because of the public infrastructure.

Mr. Jurick asked if there are any different conditions that would have to be met if these lots were rezoned from business to residential.

Mr. Tritle answered that if they are configured exactly as shown, no.

CPC: 4-25-2006: SB-2006-4 Subdivision Case ~ Northridge Subdivision No. 13-C ~ Final ~ Moorefield Township

Motion by Mr. Bicknell, seconded by Mr. Turner to grant Approval of the final submission of Northridge Subdivision No. 13-C located on the west end of Regent Ave. and north end of Cornell St. in Moorefield Township, subject to the recommendations of the Clark County Engineer's Dept.

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mrs. Parker, Mr. Turner, and Mr. Tackett.

Pass: Mr. Hartley.

No: Mr. Jurick.

Motion carried.

Z-2006-3 Rezoning Case ~ Freda Mills-Price ~ Mad River Township ~ 1 acre ~ 6500 Springfield-Xenia Rd. ~ A-1 (Agricultural District) to B-1 (Neighborhood Business District)

Mr. Tritle presented the report for the rezoning request submitted by Freda Mills-Price. He highlighted information contained on the staff report and on the maps. The County Engineer noted that there is an existing building on the parcel, as well as off street parking associated with the previous use. Access is directly available to W. Jackson Rd. Changing access to Springfield Xenia Rd. or US 68 would have to go to ODOT for a permit. No additional curb cuts are recommended at this time. Drainage appears adequate under the present use. If additional buildings or parking areas that exceed ½ acre are planned, a storm water

management plan will have to be developed. The County Engineer does not object to the rezoning, based on the review.

The applicant purchased the old fire house, which is a concrete block building, and wishes to convert it into an antique business. Properties immediately north and south are already zoned B-2 or B-3. The rezoning will not change the character of the area. In light of the other business zonings in the area, Staff recommends approval of the rezoning to B-1.

Mr. Bicknell asked if the property is on sewer and water.

Mr. Tritle responded that it is not.

Mr. Bicknell asked if a specific use designation would be better, because some of the uses under B-1 would require water and sewer.

Mr. Tritle stated that the size of the property will control how it can be used.

Mr. Farnsworth added that, because this property does not have access to water and sewer, the EPA will restrict uses.

Mr. Jurick asked under which of the uses in B-1 would 'antique shop' fall.

Mr. Farnsworth explained that it would be lumped in with other businesses that are similar in nature as far as how they function and how they operate.

CPC: 4-26-2006: Z-2006-3 Rezoning Case ~ Freda Mills-Price ~ Mad River Township ~ 1 acre ~ 6500 Springfield-Xenia Rd. ~ A-1 (Agricultural District) to B-1 (Neighborhood Business District)

Motion by Mrs. Parker, seconded by Ms. Jordan to recommend Approval to the Rural Zoning Commission for the request of Freda Mills-Price to rezone 1 acre located at in Mad River Township, from A-1 (Agricultural District) to B-1 (Neighborhood Business District).

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett

Motion carried.

Z-2006-5 Rezoning Case ~ Doug Joos ~ Green Township ~ 57 acres ~ adjacent to 5955 S. Pitchin Rd. ~ A-1 (Agricultural District) to AR-5, AR-10, AR-25 (Agricultural/Residential Districts)

Z-2006-6 Rezoning Case ~ Brenda Gregory ~ Green Township ~ 3.72 acre ~ 5955 S. Pitchin Rd. ~ A-1 (Agricultural District) to AR-5 (Agricultural/Residential District)

Mr. Tritle presented the report for the rezoning requests submitted by Doug Joos and Brenda Gregory. He highlighted information contained on the staff reports and on the maps. The purchaser of the property which was sold at auction (Doug Joos) wants to create three new lots and attach additional property to an existing parcel (Brenda Gregory). Rezoning case Z-2006-05 represents the 109 acres and Z-2006-06 represents the 3.72 acres. After the reconfiguration, the property in Z-2006-6 (3.72 acres) will also include land owned by the applicant of Z-2006-5 which will make a lot containing approximately 6 acres. A 28 acre lot to the north requires an AR-25, the lot in the middle will require the AR-5, and the two southern lots of 11 acres each will be AR-10. The remainder of the 109 acres, which is in the flood plain, will be sold to Little Miami Inc. This will not be rezoned. The County Engineer noted that the only existing structure is on the 3.72 acre parcel. This lot is serviced by a private driveway off S. Pitchin Rd. When the lots are split off, they will be required to acquire driveway access permits from the county. Drainage appears to be adequate under the current agricultural use.

Mr. Jurick asked if the intention is to put residences on the three new parcels.

Mr. Tritle answered that a single family house is planned for each lot. He continued that the lots cannot be subdivided any further because of the AR restriction.

Mr. Jurick asked if any of the residue on the larger lots will be farmed.

Mr. Farnsworth responded that that is the intention for at least two of the lots.

Staff recommends approval of both rezoning cases.

CPC: 4-27-2006:

Z-2006-5 Rezoning Case ~ Doug Joos ~ Green Township ~ 57 acres ~ adjacent to 5955 S. Pitchin Rd. ~ A-1 (Agricultural District) to AR-5, AR-10, AR-25 (Agricultural/Residential Districts)

Z-2006-6 Rezoning Case ~ Brenda Gregory ~ Green Township ~ 3.72 acre ~ 5955 S. Pitchin Rd. ~ A-1 (Agricultural District) to AR-5 (Agricultural/Residential District)

Motion by Mr. Jurick, seconded by Mr. Bicknell to recommend Approval to the Rural Zoning Commission for the request of Doug Joos to rezone 57 acres located adjacent to 5955 S. Pitchin Rd. in Green Township from A-1 (Agricultural District) to AR-5, AR-10, and AR-25 (Agricultural/Residential Districts) and Brenda Gregory to rezone 3.72 acres located at 5955 S. Pitchin Rd. in Green Township, from A-1 (Agricultural District) to AR-5 (Agricultural/Residential Districts).

Minutes

Clark County Planning Commission

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett

Motion carried.

Z-2006-7 Rezoning Case ~ Jacob Metz Estate and F. William Nachtrieb ~ Harmony Township ~ 18.935 acres ~ east of Houston Pike and south of I-70 ~ A-1 (Agricultural District) to AR-10 (Agricultural/Residential District)

Mr. Tritle presented the report for the rezoning request submitted by the Jacob Metz Estate and F. William Nachtrieb. He highlighted information contained on the staff report and on the maps. The 18.935 acre tract is part of a larger tract which continues on the other side of Houston Pike. The 18.935 acre tract will be split from the larger piece to make it a separate parcel. AR-10 is a minimum lot size of 10 acres and a maximum lot size of 24.99 acres. Only one house will be permitted on an AR-10. The County Engineer noted that access to Houston Pike is available. A driveway permit must be secured from the County Engineer. Drainage appears to be fair under the present agricultural use. Based on their review of access and drainage, the Engineer has no objections to this request.

The parent parcel is 104 acres. Since the 18.935 acre portion is separated by the roadway, the applicant wishes to divide it from the rest of the tract. Staff recommends approval of rezoning 18.935 acres to AR-10.

Mr. Tritle clarified the AR-5, AR-10, and AR-25 zoning classifications.

There was a brief discussion regarding limited access.

CPC: 4-28-2006: Z-2006-7 Rezoning Case ~ Jacob Metz Estate and F. William Nachtrieb ~ Harmony Township ~ 18.935 acres ~ east of Houston Pike and south of I-70 ~ A-1 (Agricultural District) to AR-10 (Agricultural/Residential Districts)

Motion by Mrs. Parker, seconded by Mr. Jurick to recommend **Approval** to the Rural Zoning Commission for the request of the Jacob Metz Estate and F. William Nachtrieb to rezone 18.935 acres located east of Houston Pike and south of I-70 in Harmony Township, from A-1 (Agricultural District) to AR-10 (Agricultural/Residential District).

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett.

Motion carried.

Z-2006-8 Rezoning Case ~ Thomas A. Bennett ~ Moorefield Township ~ 10.011 acres ~ 5335 East County Line Rd. ~ A-1 (Agricultural District) to AR-10 (Agricultural/Residential Districts)

Mr. Tritle presented the report for the rezoning request submitted by Thomas A. Bennett. He highlighted information contained on the staff report and on the maps. The County Engineer noted that there are no dwellings located on the property. The property is presently served by a field drive at the east end of the property. Access would be directly to County Line Rd. and would probably be restricted to the field drive location due to the steep grade of the roadway west of the drive. In addition, the applicant should be required to clear the brush growth and trees along the frontage to improve sight visibility. Drainage appears to be satisfactory, considering the property is heavily wooded. There is a stream located nearby but very little of it is located in the flood plain. Based on review of access and drainage, the County Engineer has no objection to the requested zoning change.

The parent parcel is 102 acres. The applicant wishes to split this 10 acre parcel for residential building. Staff recommends approval of rezoning 10.011 acres to AR-10.

CPC: 4-29-2006: Z-2006-8 Rezoning Case ~ Thomas A. Bennett ~ Moorefield Township ~ 10.011 acres ~ 5335 East County Line Rd. ~ A-1 (Agricultural District) to AR-10 (Agricultural/Residential Districts)

Motion by Mr. Turner, seconded by Mr. Bicknell to recommend Approval to the Rural Zoning Commission for the request of Thomas A. Bennett to rezone 10.011 acres located at 5335 East County Line Rd. from A-1 (Agricultural District) to AR-10 (Agricultural/Residential District).

VOTE:

Yes: Mr. Bicknell, Ms. Jordan, Mr. Jurick, Mrs. Parker, and Mr. Turner.

Pass: Mr. Hartley and Mr. Tackett.

Motion carried.

Staff and Board Comments:

There was a discussion regarding the packet of information for the Northridge 30 Subdivision which was provided to the board members.

Mr. Farnsworth stated that work on the Comprehensive Plan is continuing. After the Comprehensive Plan updates are completed, work on updating the Zoning Code will begin.

Mr. Jurick inquired about the traffic study for Dayton-Springfield Rd.

Mr. Dean Fenton from the County Engineer's office replied that his office should have some data in the next month or so for both Dayton Rd. and Enon-Xenia Rd.

Minutes

Clark County Planning Commission

Mr. Jurick asked if any feedback has been received regarding the Pike Township rezoning cases from last month's meeting.

Mr. Farnsworth answered that no information has been received to date.

Mr. Fenton added that the rezoning case on Spence Rd. was withdrawn.

Mr. Jurick asked if the Mad River Township Comprehensive Plan updates are scheduled to come before the Clark County Commissioners.

Mr. Farnsworth answered that the cases are before the County Prosecutor for review.

Adjournment

CPC: 4-30-2006: Adjournment

Motion by Mr. Turner, seconded by Ms. Jordan to adjourn the meeting.

Motion carried unanimously.

The meeting was adjourned at 2:53 p.m.

Mr. Max Cordle, Chairperson

Mr. Shane Farnsworth, Secretary

NOTE FOR MINUTE BOOK: See additional information included following the minutes.

Rezoning Case # Z-2006-4

To: Clark Planning Commission	Date of Meeting: May 3, 2006
From: Planning Staff	Date of Report: April 25, 2006

Applicant: Patricia Delong aka Patricia Morrison

Request Action: Rezone from - A-1 (Agriculture District)
to - R-3 (Medium Density Single- and Two-Family
Residence District)

Purpose: New additional living quarters

Location: 759 North Hampton Rd.

Size: 1 acres

Existing Land Use: single-family residence

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture & scattered residential	A-1 (Agricultural)
South	Agriculture & scattered residential	A-1 (Agricultural)
East	Agriculture	A-1 (Agricultural)
West	Agriculture & scattered residential	A-1(Agricultural) & R-1 (Rural Residential)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone the property located at 759 North Hampton Road from A-1 Agricultural zoning to R-3 Multiple Family zoning for a second dwelling unit on premise. There is an existing 1-story frame dwelling located on the property, which is presently serviced by a driveway off North Hampton Road.

Access to a public roadway (North Hampton) is directly available, via an existing drive. At this time no additional drive entrances are recommended, due to the present drive location and spacing between existing drives adjacent to the property. This should not impact the proposed rezoning.

Drainage appear adequate under the present residential use, however additional building(s) may impact the site drainage and reduce usable lot area, relative to a replacement sewage system. There is approximately 1+ acre draining onto this property from the west, with a fairly steep slope. The yard slopes up at an 8% grade from the back of the existing home to the back property line. The proposed addition of a secondary residence on the rear of the structure may be impacted by increasing the grade, to accommodate the building addition footprint.

From the zoning regulations: Two- Family Residence Districts are intended to be located in areas which are served with public water and sewerage systems.

Based upon our review of access and drainage, there are concerns that insufficient area exists for the requested use. The County Engineer objects to the request.
(See March 15, 2006 letter)

Combined Health District

This office has evaluated the property belonging to Patricia Morrison at 795 N. Hampton Road to determine if there is enough usable area for on-site sewage treatment. Mrs. Morrison is requesting a zoning change in order to build a second dwelling on this property. The Clark County Combined Health District Regulations require that each dwelling be served by its own treatment system. Our evaluation found that there is space enough to replace the system currently serving the home when failure occurs, but no space is available for a system serving a second dwelling.

This office recommends denial of the zoning change.
(See April 24, 2006 e-mail)

Planning Department

This property is classified by the Clark County Land Use Plan as Agriculture/Rural Residential. Predominantly rural portions of the County, where agriculture should remain the priority, are designated as Agricultural/Rural Residential. This designation emphasizes agriculture as the dominant land use, but also recognizes that residential uses are appropriate if very low density in character (less than one dwelling per two acres - gross density) and/or clustered to preserve significant open space features (such as prime agricultural soils).

The applicant wishes to add a second dwelling unit onto her existing residence. In order to comply with zoning, the property must be rezoned to an R-3 Zoning District.

RECOMMENDATION

Based on the assessment by the Health District, the Staff recommends denial of this rezoning request.

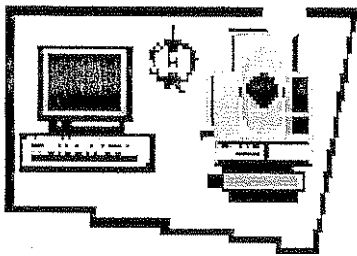
Attachments:

County Engineer's letter

Combined Health District e-mail

Location Map

Zoning Map



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountyohio.gov/engineer

March 15, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

**Re: Rezoning Request Z-2006-4
1+ acres from A-1 to R-3 Two-Family Residence District
759 North Hampton Road**

Mr. Tritle,

The County Engineer has reviewed the request to rezone the property located at 759 North Hampton Road from A-1 Agricultural zoning to R-3 Multiple Family zoning for a second dwelling unit on premise. There is an existing 1-story frame dwelling located on the property, which is presently serviced by a driveway off North Hampton Road.

Access to a public roadway (North Hampton) is directly available, via an existing drive. At this time no additional drive entrances are recommended, due to the present drive location and spacing between existing drives adjacent to the property. This should not impact the proposed rezoning.

Drainage appear adequate under the present residential use, however additional building(s) may impact the site drainage and reduce usable lot area, relative to a replacement sewage system. There is approximately 1+ acre draining onto this property from the west, with a fairly steep slope. The yard slopes up at an 8% grade from the back of the existing home to the back property line. The proposed addition of a secondary residence on the rear of the structure may be impacted by increasing the grade, to accommodate the building addition footprint.

From the zoning regulations: Two-Family Residence Districts are intended to be located in areas which are served with public water and sewerage systems.


Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer

Based upon our review of access and drainage, there are concerns that insufficient area exists for the requested use. The County Engineer objects to the request.

Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

A handwritten signature in black ink, appearing to read "Kenneth D. Fenton". The signature is written in a cursive, flowing style.

Kenneth D. Fenton
Deputy Engineer

Trittle, Phil

From: Robin Barry [RBarry@ccchd.com]
Sent: Monday, April 24, 2006 8:56 AM
To: Trittle, Phil
Cc: Dan Chatfield; Charles Patterson
Subject: 795 N. Hampton Road

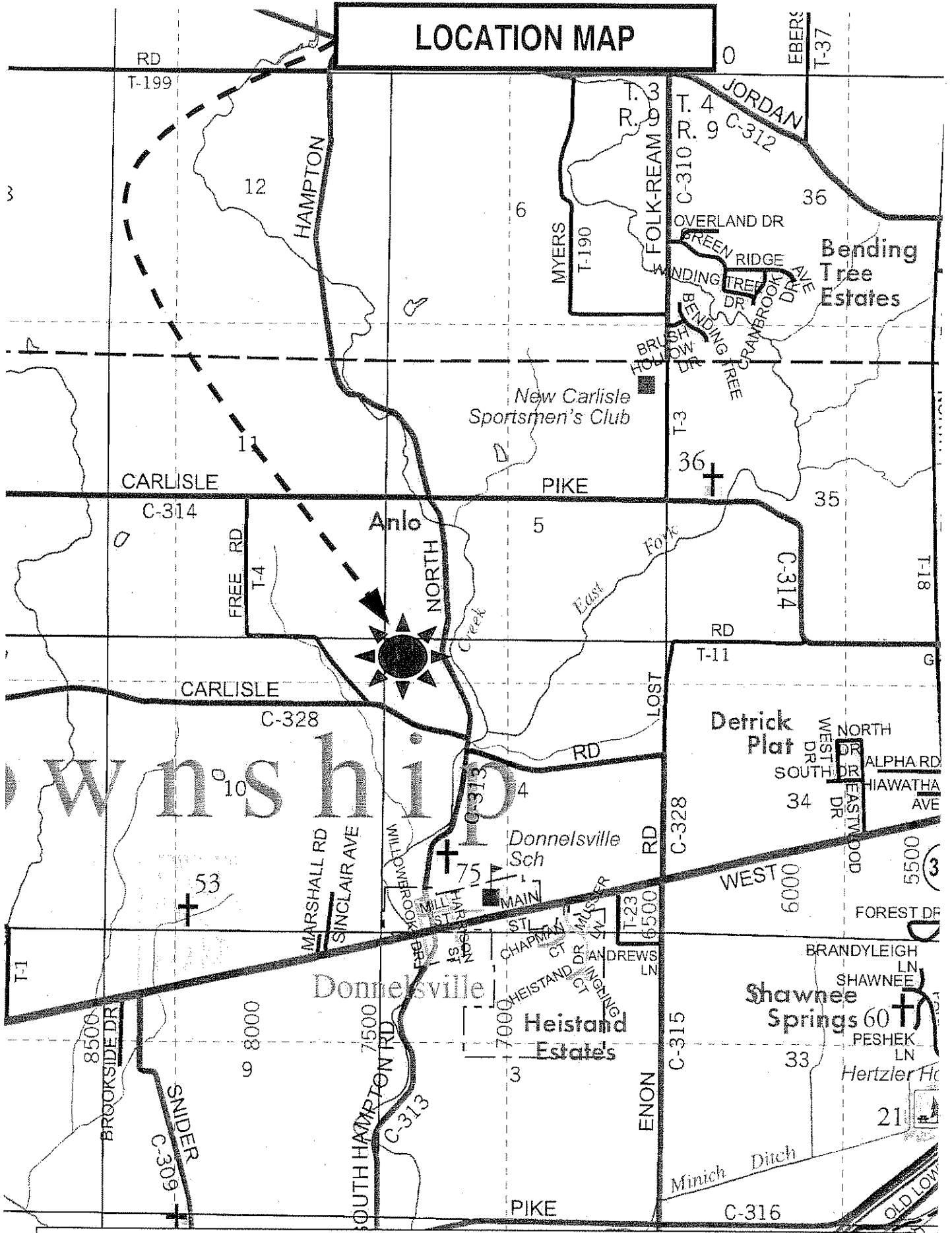
Mr. Trittle,
This office has evaluated the property belonging to Patricia Morrison at 795 N. Hampton Road to determine if there is enough usable area for on-site sewage treatment. Mrs. Morrison is requesting a zoning change in order to build a second dwelling on this property. The Clark County Combined Health District Regulations require that each dwelling be served by its own treatment system. Our evaluation found that there is space enough to replace the system currently serving the home when failure occurs, but no space is available for a system serving a second dwelling.

This office recommends denial of the zoning change.

If you have any question, please call.

4/24/2006

LOCATION MAP



REZONING CASE #Z-2006-4

A-1 to R-3

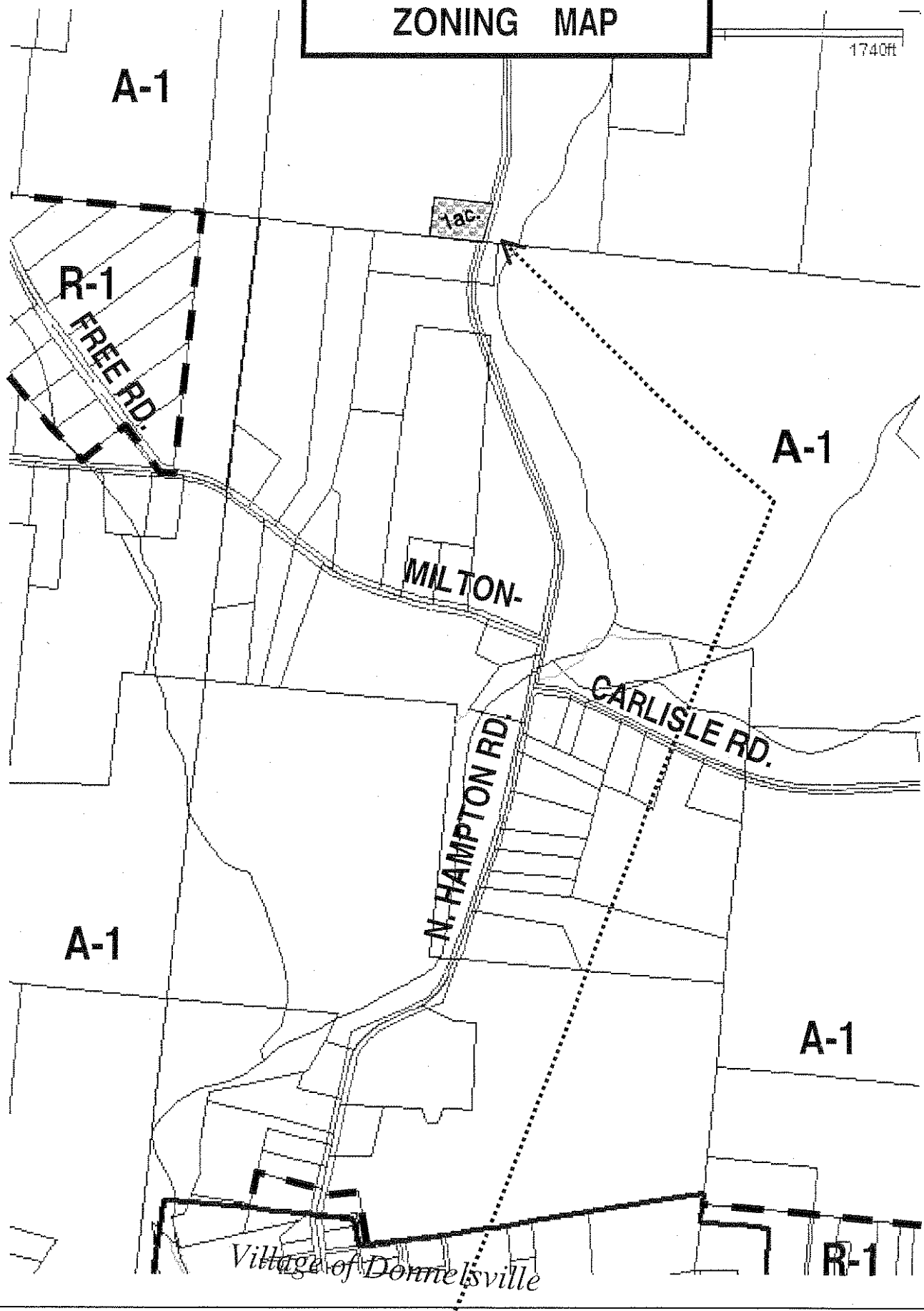
1 ac.

759 N. Hampton Rd.

Bethel Twp.

ZONING MAP

1740ft



REZONING CASE #Z-2006-4

A-1 to R-3

1 ac.

759 N. Hampton Rd.

Bethel Twp.

Rezoning Case # Z-2006-9

To: Clark Planning Commission	Date of Meeting: May 3, 2006
From: Planning Staff	Date of Report: April 25, 2006

Applicant: Theresa R. Siejack

Request Action: Rezone from - **A-1** (Agriculture District)
to - **PD-M** (Planned Development - Mixed Use)

Purpose: To establish a bed & breakfast within current residence, gift/antique shop in outbuilding, space for special events, replace old barn with structure to contain pub and banquet room on first floor and 10 additional guest rooms on second floor.

Location: 4690 Urbana Rd.

Size: 4.037 acres

Existing Land Use: single-family residence

Surrounding Land Use and Zoning:

	Land Use	Zoned
North	Agriculture, commercial, residential & industrial	A-1 (Agricultural), B-3 (General Business), R-1 (Single-Family), B-1 (Neighborhood Business), and I-1 (Industrial District)
South	Agriculture	A-1 (Agricultural)
East	Agriculture	A-1 (Agricultural)
West	Commercial, industrial, & agriculture	I-1 (Industrial District)

ANALYSIS

This area was zoned A-1 Agricultural when zoning was originally adopted.

REPORTS FROM OTHER AGENCIES

County Engineer

The County Engineer has reviewed the request to rezone 4+ acres located at 4690 Urbana Road, from A-1 Agricultural zoning to Planned Development Mixed Use (PD-M) zoning for the Simon Kenton Inn Bed & Breakfast. There are existing buildings located on the property, which are being renovated for use as the B&B.

Access to a public roadway (Urbana Road) is provided via an existing gravel drive which includes a circuitous drive through the property. Urbana Road functions as a major collector, with a median crossover located opposite the primary access point. There are no expected issues related to traffic anticipated by the proposed use, which is considered low impact by this office.

The drainage appears satisfactory under the present use. It is not anticipated that the requested zoning change and/or use of the property will have any significant impact on the amount of runoff. No major changes to landscape are expected, that would require the owner to develop or address stormwater issues at this time.

Based upon our review of access and drainage, there are no objections to the requested change.
(See April 18, 2006 letter)

Planning Department

This area is shown as Community Commercial development on the **CROSSROADS** Comprehensive Land Use Plan which should be directed to existing business districts and major highway interchanges. A major commercial activity area is Upper Valley Mall and Bechtle Avenue, which is assumed to continue to serve a regional market. Additional investment/reinvestment should be encouraged along Main Street on Springfield's east side. Additional nodes include major intersections, such as at Villa and Derr roads, and the downtowns of New Carlisle, Enon, South Charleston, etc.

Development along commercial corridors should meet the County's access management standards in terms of combined access. A low-density, sprawled commercial pattern is not supported along the County's major arterials. Where adjacent to existing or planned neighborhoods, commercial development should provide pedestrian connections to reduce auto congestion and should be well buffered to reduce negative impacts on such neighborhoods. Historic city and village centers will be revitalized.

The applicant has submitted a PD-M plan for the development of a 4+ acres located at 4690 Urbana Road. The existing house was built in 1828 and contains 3300 sq. ft. according to the Clark County Auditor's records. There are several outbuildings also located on this site. According to the PD-M plan, development will occur in two phases -

PHASE 1 - Single-family residence, bed & breakfast with 7 guest rooms, gift/antique shop, space for special events (weddings, graduations, reunions, etc.), serve Sunday Brunch

PHASE 2 - Tear down existing bank barn and rebuild new barn-like structure with possible pub on ground floor with banquet room - second floor for 10 additional guest rooms- completed before end of 2010 - architecture statements and drawings to be submitted

The PD-M written plan is noted within the included six page "Attachment A". A visual representation is noted on the attached "Plan Drawing". Although one of the main purposes is to establish a Bed and Breakfast, the Zoning and Building regulations will consider this use a motel because the proposed use does not meet the definition of a Bed & Breakfast as stated in said regulations - "Single-family dwelling offering room and board without individual kitchen facilities for up to five (5) persons who are transient". It should also be noted that even if the rezoning is approved, there will be building code requirements which must be met that could result in considerable cost such as sprinklers, fire alarms, handicapped access, etc. - (see April 25, 2006 letter from Clark County Building Regulations Dept.)

RECOMMENDATION

When viewed as a whole, the proposed PD-M rezoning is compatible with the surrounding uses and, for the most part, preserves the historic character of the site. The Staff recommend approval of this PD-M as presented notwithstanding development issues related to the building code.

Attachments:

PD-M Plan matrix

PD-M Plan Drawing

County Engineer's letter

Building Dept. Letter

Location Map

Zoning Map

ATTACHMENT "A"
REZONING CASE Z-2006-9

Thesesa R. Siejack - 4690 Urbana Rd. - A-1 to PD-M

CHAPTER 4 PLANNED DEVELOPMENT DISTRICT REQUIREMENTS AND PROCEDURES

**Section A PD Planned Development Districts
Requirements and Procedures**

1. Intent. The intent of the Planned Development Districts is to establish a zoning procedure for the development of areas on a planned basis in accordance with an overall Development Plan and specific procedures for site plan review and approval. In addition, it is proposed to be flexible in the regulation of basic land planning and to encourage imaginative site planning that serves the overall development. Planned Development Districts are intended to be located in areas which are served with appropriate infrastructure.
2. Purpose. The PD Planned Development District is established to:
 - (a) Permit flexibility in the use and design of structures and land in situations where conventional development may be inappropriate and where modifications of requirements of the underlying zone will not be contrary to the intent and purpose of the Zoning Code, inconsistent with the Land Use Plan, nor harmful to the neighborhood.
 - (b) Conserve land through more efficient allocation of an overall development design through new techniques not available through strict adherence to usual zoning standards.
3. Applicability. The provisions of this Chapter may apply to any land within the unincorporated area of the County that are regulated by County Zoning, which are to be developed in a more flexible manner than permitted by the provisions of Chapter 2 of these Regulations. All requirements of the Clark County Subdivision Regulations shall be complied with.

ZONING REGULATIONS	COMMENTS
<p>4. Development Requirements.</p> <p>(a) The physical character of the site shall be suitable for development in the manner proposed, without hazards to persons or property on or off the site from possible flooding, erosion, subsidence or other dangers, annoyances or inconveniences.</p> <p>(b) The site shall have direct access to a major street* and not generate traffic on minor residential streets outside the district. This requirement does not apply to single family detached residential developments having an overall density of four dwelling units per acre or less.</p> <p>(c) Utilities and public facilities for the proposed development shall be installed at the expense of the developer.</p> <p>(d) The development shall provide for efficient, safe, convenient and harmonious grouping of structures, uses and facilities.</p> <p>(e) There shall be an appropriate relationship of space, inside and outside buildings, to the intended uses and structural features.</p> <p>(f) Provision shall be made at points of ingress, egress and within the district to ensure a free and safe flow of vehicular and pedestrian traffic.</p> <p>(g) Common areas and open space may be required.</p> <p>(h) All off-street common parking for more than five cars, all service areas for loading and unloading vehicles, and all areas for storage and collection of trash and garbage shall all be properly screened.</p>	<p>The physical character of the site is suitable for development without any known hazards.</p> <p>The site has direct access to Urbana Road.</p> <p>Utilities currently exist on property - exhibit A-2.</p> <p>Structures already exist for Phase 1 of development - no additions to structures - may consider building a pavilion or gazebo for outside gatherings.</p> <p>Comply.</p> <p>There is newly blacktopped drive-way for vehicular ingress & egress.</p> <p>Existing.</p> <p>There is currently marked parking on blacktop for 10 cars. More cars can park in circle (see exhibit A-1) and on lawn for special larger events.</p>

* Major street is any street other than a "Local street" as shown on the Thoroughfare Plan.

Section A (continued)

ZONING REGULATIONS	COMMENTS
<p>5. Standards for Planned Development "PD" Districts.</p> <ul style="list-style-type: none"> (a) The planned development should be completed within the period of time specified in the schedule of development submitted by the developer. (b) The planned development shall not jeopardize public health, safety and morals. (c) The street system within the site shall be designed to adequately serve the proposed development, relative to use and type. If warranted or recommended by the County Engineer, the developer may be required to submit a traffic study to determine whether offsite improvements or devices are needed to maintain a suitable level of service on the adjacent public roadways. (d) The development should not impose an undue burden on public services, utilities, or other infrastructure and facilities, including fire and police protection. (e) The development plan shall contain such proposed covenants, easements and other provisions relating to the proposed development standards, as are reasonably required for public health, safety and morals. (f) The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses, and any part of the planned development not used for structures, parking and loading areas, or accessways, shall be landscaped, improved, or otherwise used appropriately in concert with the overall development. (g) When a planned development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear a relationship equal to or greater than to the total open space to be provided in the entire planned development as such stages or units completed or under development bear to the entire planned development. (h) A major change in the development plan is defined as: <ul style="list-style-type: none"> (1) an increase in the proposed baseline density of the entire project or any phase/section thereof of greater than 15% (2) a change in the proposed uses (3) a change in the proposed utilization of public infrastructure of more than 15% 	<p>Phase 1 shall be completed within 1 year of approval of rezoning.</p> <p>Refer to County Engineer.</p> <p>Refer to County Engineer.</p> <p>N/A</p> <p>County Engineer?</p> <p>Landscaping, walks and lighting already exist.</p> <p>N/A</p> <p>No major changes in development plan - Phase 1.</p>
<p>6. <u>Criteria for Approval.</u> In approving an application for a Planned Development the reviewing authorities shall determine:</p> <ul style="list-style-type: none"> (a) That the proposed development is consistent with the purpose and intent applicable standards of these Zoning Regulations and the Comprehensive Plan. (b) That each individual section of development, as well as the total development, can exist as an independent unit capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective will be attained. (c) That the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other Zoning Districts in these Regulations. (d) That the internal streets and thoroughfares proposed are suitable and adequate to carry anticipated traffic. (e) That any part of the development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved unless left in a natural state. 	<p>to be discussed and determined by county planning and zoning.</p>

ZONING REGULATIONS	COMMENTS
<p>(f) The plan is acceptable, or will be acceptable, to the County Engineer, Clark Soil & Water Conservation District, the Combined Health District or Ohio EPA and the provider of public sewer and water (if applicable).</p> <p>(g) That significant cultural, historical, and natural amenities of the site are preserved and protected.</p> <p>(h) That common areas and open space will be managed and maintained for the long term.</p> <p>(i) That infrastructure, including sewer and water, will be sufficient for the needs of the occupants and not precipitate health or safety problems in the future.</p> <p>7. The applicant/owner/developer is encouraged to undertake informal discussions of a concept plan with the County Planning staff prior to submitting a preliminary PD plan.</p> <p>8. <u>Preliminary PD Plan.</u> The owner of land who wishes to develop his property according to the provisions of this chapter, shall submit six (6) copies of a preliminary PD plan and application for preliminary approval. The preliminary PD plan for the use and development of the area of land shall list all requested variations from requirements of the underlying district in which the tract of land is located. The preliminary PD plan may show a range of dimensions and need not have the specificity of the final plan. The application shall be accompanied by the following:</p> <p>(a) A location map affixed to the plan.</p> <p>(b) A preliminary PD plan of the proposed development drawn to an appropriate scale, showing:</p> <p>(1) Existing and proposed uses.</p> <p>(2) Topographic contours at two (2) foot intervals or less on the PD property and within two hundred (200) feet of the proposed development.</p> <p>(3) Location of floodplain and wetlands on the PD property and adjacent thereto.</p> <p>(4) Location of existing and proposed streets, including points of connection.</p> <p>(5) Location of existing and proposed utilities, including points of connection.</p> <p>(6) Location and type of drainage and storm water management facilities.</p> <p>(7) Approximate number of structures, by type use and size, proposed for the planned development.</p> <p>(8) For non-residential uses:</p> <p>a) building size-to-lot ratio</p> <p>b) plans for storage of any items outside of buildings</p> <p>c) signage standards</p> <p>(9) Proposed general arrangement of the buildings.</p> <p>(10) Location and area (size) of proposed open spaces either to be held in common or publicly, and whether it is to be used for active recreational purposes or only as an environmental amenity.</p>	<p>has been accomplished</p> <p>exhibit "A" attached</p> <p>exhibit A-1</p> <p>exhibit A</p> <p>N/A</p> <p>N/A</p> <p>exhibit A-2</p> <p>N/A</p> <p>three existing buildings</p> <p>no additional storage plans</p> <p>per zoning code 100 square foot sign</p> <p>existing</p> <p>N/A</p>

ZONING REGULATIONS	COMMENTS
<p>(11) Sketches to show the general architectural design of buildings, types and character of the development.</p> <p>(12) Legal description of the tract of land for the planned development.</p> <p>(13) Parking provisions.</p> <p>(14) Loading facilities, if any.</p> <p>(15) Proposed landscaping approach (theme).</p> <p>(16) Such other information as is necessary to ascertain compliance with the requirements of this chapter.</p> <p>(17) An overview of existing and planned uses in surrounding area and expected impact of the proposed development on them.</p> <p>(18) General description of natural features of the site (trees, vegetation, floodplain, wetlands, streams) and approach for preserving and protecting them during construction and final build out.</p> <p>(19) Proposed timetable for development including general description and diagram of phases of development.</p>	<p>N/A</p> <p>Exhibit B</p> <p>Exhibit A-1</p> <p>N/A</p> <p>existing - see photos</p> <p>included</p> <p>included</p> <p>N/A</p>
<p>9. <u>Preliminary PD Plan Approval.</u> Approval of a preliminary PD plan shall be in accordance with procedures set forth herein. Approval of the zoning of the land to a PD district shall constitute approval of the preliminary plan. A preliminary PD plan shall be valid for no more than 36 months, unless specifically provided otherwise in the PD approval. The Preliminary Plan shall be considered void unless a Final PD Plan has been submitted for the development within the 36 month period for the area of land to which the PD applies unless an application for a time extension is submitted and approved.</p> <p>10. <u>Report of County Planning Commission.</u> Upon completion of review of the preliminary PD plan of the planned development, the Commission shall recommend either approval or denial of the plan and shall report its findings to the Rural Zoning Commission and County Commission. The report shall address the following: the variations in setbacks, lot area requirements, building heights, building types, sizes of buildings, consistency with the Comprehensive Plan, the combination of land uses, and traffic flow will be in the public interest, in harmony with the purposes of this code and other building regulations of the County and will not adversely affect nearby properties.</p> <p>11. <u>Changes in an Approved Preliminary PD Plan.</u> Major changes in an approved preliminary PD plan shall be subject to the same procedures for approval as for the original approved plan. A major change is defined in Section A., 5., (h). Any other changes are considered minor changes and may be approved by the Planning Director.</p> <p>12. <u>Final PD Plan.</u> Applications for approval of the final PD plan shall meet all the requirements of the preliminary PD plan and include the following:</p> <p>(a) Detailed plans and specifications of the planned development.</p>	<p>PHASE 1 - Single-family residence, bed & breakfast with 7 guest rooms, gift/antique shop, space for special events (weddings, graduations, reunions, etc.), serve Sunday Brunch</p> <p>PHASE 2 - Tear down existing bank barn and rebuild new barn-like structure with possible pub on ground floor with banquet room - second floor for 10 additional guest rooms- completed before end of 2010 - architecture statements and drawings to be submitted</p>

ZONING REGULATIONS	COMMENTS
<p>(b) Building elevations and floor plans for all structures.</p> <p>(c) Details of materials to be used for exterior construction.</p> <p>(d) A landscape plan including screening and buffering, if necessary, between the proposed and existing development.</p> <p>(e) Maintenance/ownership details of open space areas including stormwater facilities.</p> <p>13. <u>Final PD Plan of Phase/Section.</u> After preliminary approval of the entire planned development is given, a final plan of a Phase/Section within the planned development may be approved if:</p> <p>(a) The plan of the Phase/Section meets all requirements of a final plan.</p> <p>(b) The dwelling unit density within the Phase/Section does not exceed the dwelling unit density allowable for the least restrictive use for that area under existing zoning.</p> <p>(c) The Phase/Section can function as an independent development unit with adequate access, services, utilities, open space, etc.</p> <p>(d) The developer subdivides and improves all public rights-of-way necessary to support the Phase/Section.</p> <p>(e) The remaining Phase/Section is not left as an undevelopable remnant.</p> <p>14. <u>Final Plan Approval.</u> Final approval of any PD plan, or Phase/Section thereof, shall be by:</p> <p>(a) Administrative Staff review for a PD not requiring the immediate or future subdividing of property, i.e. the PD is contained on one parcel and shall not be subdivided.</p> <p>(b) Review and approval by the Planning Commission as a subdivision when lots or parcels are shown or proposed, i.e. the normal subdivision process is required but only as a Final Subdivision Plat.</p> <p>Approval shall be based on compliance with an approved preliminary PD plan and any modifications required by the County Rural Zoning Commission and County Commission at the time the land was zoned to PD. The Final Plan shall be considered void unless a building permit has been issued for the development within the 36 month period for the area of land to which the PD applies unless an application for a time extension is submitted and approved.</p> <p>15. <u>Recording of Final Plan.</u> After approval of the PD Final Plan noted in 3. above, said approved Final Plan shall be recorded in the office of the County Recorder.</p> <p>16. <u>Building and Zoning Permits.</u> After the PD Final Plan has been recorded as noted in 15. above, the final plan, or parts of the final plan, as finally approved, shall be filed with Building and Zoning Officials. Building and zoning permits may be issued only for structures conforming to the PD plan.</p> <p>17. <u>Changes in an Approved Final PD Plan.</u> Major changes in an approved final PD plan shall be subject to the same procedures for approval as for the original approved plan. A major change is defined in Section A., 5., (h). Any other changes are considered minor changes and may be approved by the Planning Director.</p> <p>18. <u>Denial of PD Final Plan or Denial of Minor Change.</u> Should a PD Final Plan be denied or a minor change be denied based on non-compliance with the PD Preliminary Plan, the applicant may request a review by the Rural Zoning Commission for a determination of compliance or non-compliance.</p>	

ZONING REGULATIONS

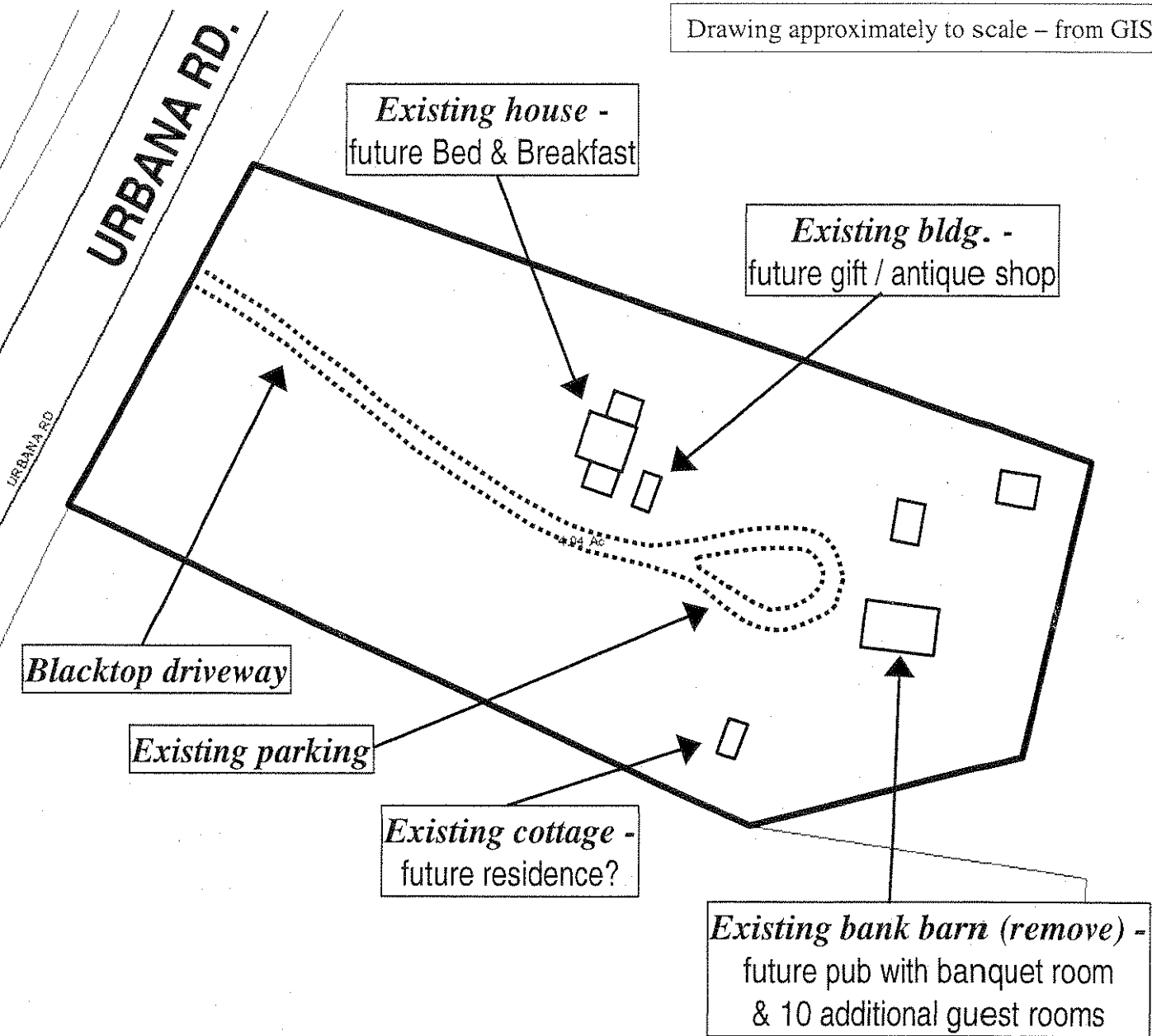
Section F PD-M Planned Development - Mixed Use District Requirements and Procedures

1. Intent. The intent of the PD-M District regulations is to:
 - (a) Provide flexibility for a variety of land uses arranged in such a way as to develop a plan permitting a mixture of types of buildings and uses in harmony with the each other which are not provided for in any of the other "PD" Districts;
 - (b) Encourage the preservation and best use of existing landscape features through development sensitive to the natural features of the surrounding area;
 - (c) Promote efficient land use with smaller networks of utilities and streets;
 - (d) Encourage and preserve opportunities for energy efficient development; and
 - (e) Promote an attractive environment that is compatible with surrounding developments.
2. Permitted Uses. Those uses included as permitted principal uses, accessory uses, and conditional uses in any zoning district except the R-MHP District. The Rural Zoning Commission or County Commission may exclude any proposed use determined inappropriate for the specific PD-M.

PD-M Plan Drawing

(Information transferred from applicant drawings & written plan)

Drawing approximately to scale – from GIS photo



PD-M Development Plan Uses:

- PHASE 1** - Single-family residence, bed & breakfast with 7 guest rooms, gift/antique shop, space for special events (weddings, graduations, reunions, etc.), serve Sunday Brunch
- PHASE 2** - Tear down existing bank barn and rebuild new barn-like structure with possible pub on ground floor with banquet room - second floor for 10 additional guest rooms - completed before end of 2010 (architecture drawings to be submitted)



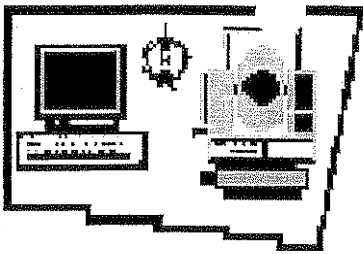
REZONING CASE #Z-2006-9

A-1 to PD-M

4.037 ac.

4690 Urbana Rd.

Moorefield Twp.



Clark County
Engineer's Department
4075 Laybourne Rd Springfield, Ohio 45505-3613
Bruce C. Smith, P.E., P.S.
Clark County Engineer

Office # (937) 328-2484

Fax # (937) 328-2473

www.clarkcountvohio.gov/engineer

April 18, 2006

Clark County Planning Commission
25 West Pleasant Street
Springfield, Ohio 45506
Attention: Phil Tritle, Planner

Re: **Rezoning Request Z-2006-9**
10+ acres from A-1 to PD-M
4690 Urbana Road

Mr. Tritle,

The County Engineer has reviewed the request to rezone 4+ acres located at 4690 Urbana Road, from A-1 Agricultural zoning to Planned Development Mixed Use (PD-M) zoning for the Simon Kenton Inn Bed & Breakfast. There are existing buildings located on the property, which are being renovated for use as the B&B.

Access to a public roadway (Urbana Road) is provided via an existing gravel drive which includes a circuitous drive through the property. Urbana Road functions as a major collector, with a median crossover located opposite the primary access point. There are no expected issues related to traffic anticipated by the proposed use, which is considered low impact by this office.

The drainage appears satisfactory under the present use. It is not anticipated that the requested zoning change and/or use of the property will have any significant impact on the amount of runoff. No major changes to landscape are expected, that would require the owner to develop or address stormwater issues at this time.

Based upon our review of access and drainage, there are no objections to the requested change.

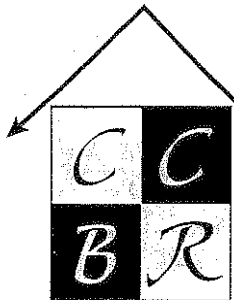
Sincerely,

Bruce C. Smith P.E., P.S.
Clark County Engineer

Kenneth D. Fenton
Deputy Engineer

Donald Boyle – Road Superintendent
Paul W. DeButy P.E. – Design Engineer
Kenneth D. Fenton, P.S., Deputy Engineer
Doug Frank – Bridge Superintendent
Pamela Fulton – Office Assistant

William A. Pierce, P.S. – LIS Director
Shayne Gray – GIS/CAD Coordinator
Mark Niccolini – Ditch Maintenance Supervisor
Lew Richards – Traffic Supervisor
Ned G. Weber, Deputy Engineer



Clark County Building Regulations

937.328.2495
937.328.2621 fax
email: bldgregs@co.clark.oh.us

Garfield Building
25 W. Pleasant St
Springfield, OH 45506

Dana R. Booghier, CBO
Director

To: Clark County Planning Commission

From: Dana R. Booghier, cbo
Director of Inspections *DRB*

Subject: Rezoning - 4690 Urbana Rd.

Date: 04/25/2006

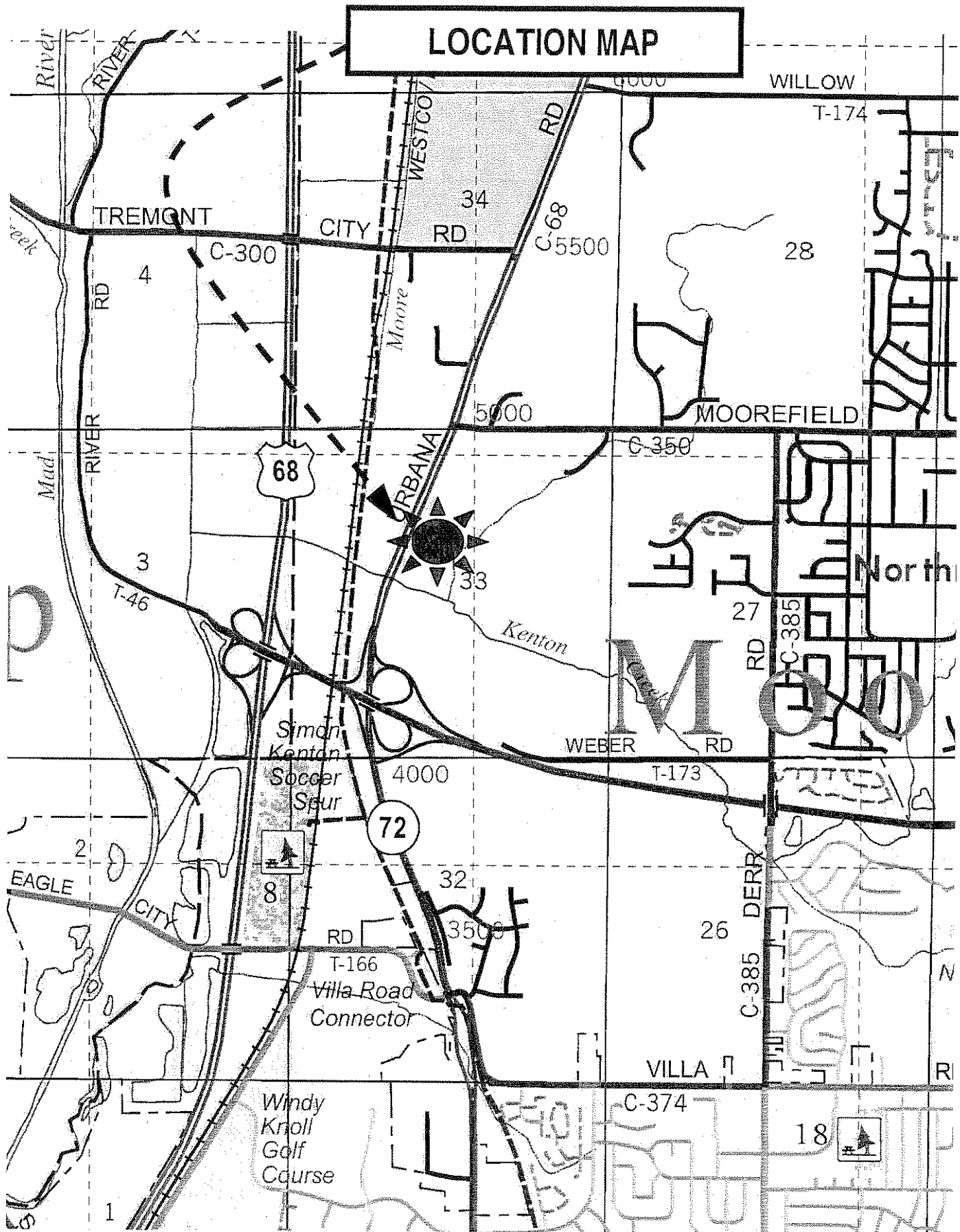
Gentlemen:

As requested, I have reviewed the information provided for the referenced property. This project consist of two phases: #1. Single-family dwelling, including 7 guest rooms (bed & breakfast), assembly space, gift shop, and Sunday brunch. #2. New structure designed for a pub, banquet room, and guest rooms.

Commercial drawings will be required for both phase #1 & #2. The following identifies some of the anticipated building code issues:

Phase #1: This proposal would be considered as "mixed use" and include all requirements for dwelling - motel - assembly. Typical requirements could be: sprinklers (public water source), EPA approved septic system, fire alarm system, accessibility and possibly variances from the State Board of Appeals.

Phase #2: This proposal would also be considered as "mixed use" and include items similar to above.



REZONING CASE #Z-2006-9

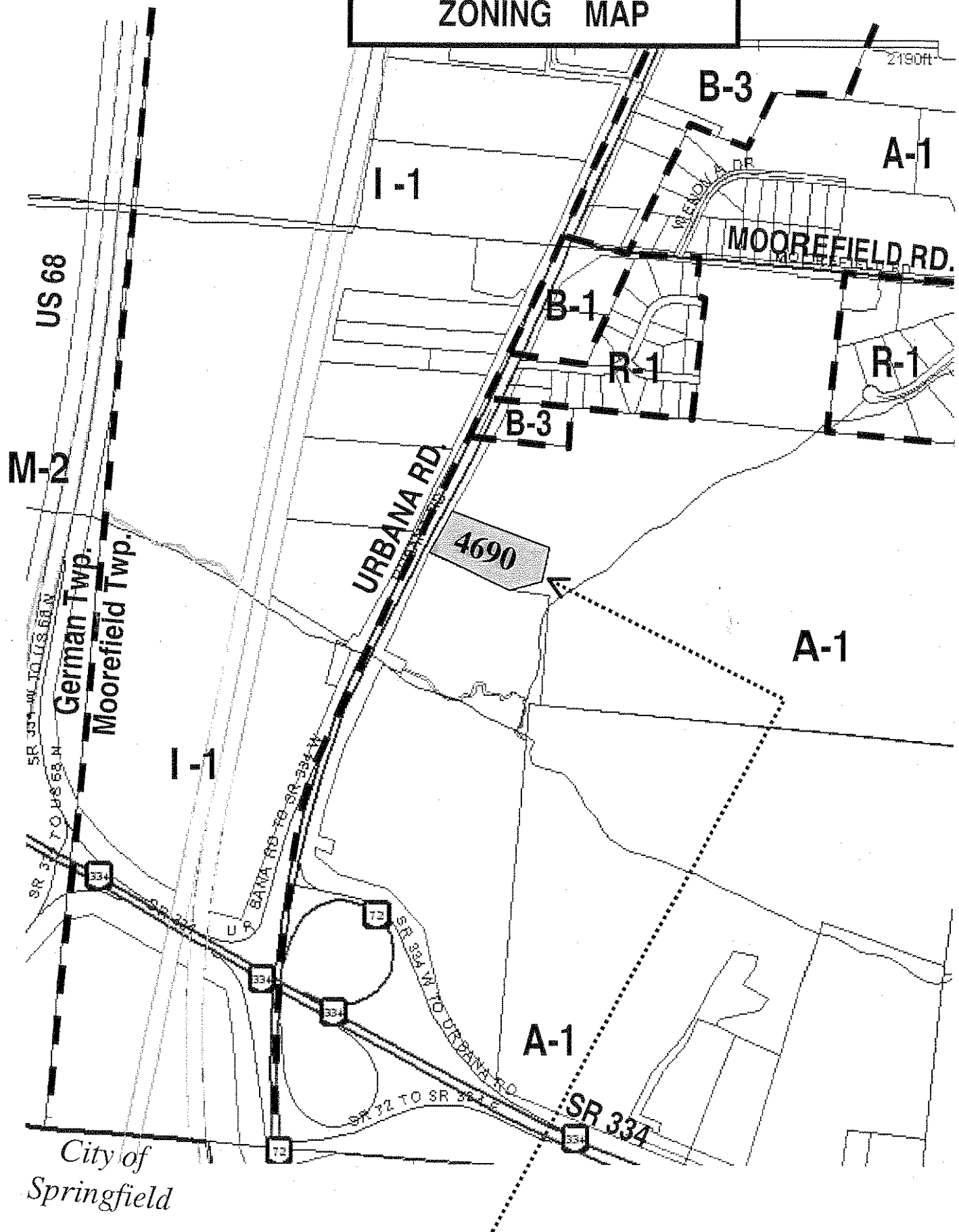
A-1 to PD-M

4.037 ac.

4690 Urbana Rd.

Moorefield Twp.

ZONING MAP



REZONING CASE #Z-2006-9

A-1 to PD-M

4.037 ac.

4690 Urbana Rd.

Moorefield Twp.

CLARK COUNTY ZONING

May 2003

General Uses - see zoning text for details and other restrictions

A-1

PRINCIPAL PERMITTED AND CONDITIONED USES:	
1. Agriculture, Farm Markets, & related buildings & structures	
2. Agricultural-Related Processing & Marketing	
3. Single-Family Residential	
4. Single-Family Residential (restricted to lotsplits)	
5. Single-Family Residential (restricted to cluster lotsplits & bonus cluster lotsplits)	
6. Private Landing Field	
7. Day-Care Homes	
8. Bed and Breakfast	
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	
1. Home Occupations	
2. Private and Public Outdoor Recreation Areas	
3. Cemeteries	
4. Animal Hospitals, Veterinary Clinics & Kennels	
5. Resource and Mineral Extraction	
6. Demolition Disposal Facility	
7. Airports	
8. Radio, Television, & Telecommunications Transmission & Receiving Towers	
9. Hospitals and Auxiliary Facilities	
10. Group Care Home	
11. Nursing Homes, Convalescent Homes, & Rest Homes	
12. Feed Lot, Grain Elevators, & Slaughterhouses	
13. Day-Care Centers	
14. Churches and Similar Places of Worship	
15. Primary and Secondary Schools	
16. Institutions of Higher Learning	
17. Garden Centers and Greenhouse	

AR-1, AR-2, AR-5, AR-10, & AR-25

PRINCIPAL PERMITTED AND CONDITIONED USES:	AR-1	AR-2	AR-5	AR-10	AR-25
1. Agriculture, Farm Markets, & related buildings & structures	Y	Y	Y	Y	Y
2. Single-Family Residences	Y	Y	Y	Y	Y
3. Day-Care Homes	Y	Y	Y	Y	Y
4. Bed and Breakfast	Y	Y	Y	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	AR-1	AR-2	AR-5	AR-10	AR-25
1. Home Occupations	Y	Y	Y	Y	Y
2. Churches and Similar Places of Worship	Y	Y	Y	Y	Y
3. Primary and Secondary Schools	N	Y	Y	Y	Y
4. Institutions of Higher Learning	N	N	Y	Y	Y

R-1, R-2, R-2A, R-2B

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-1	R-2	R-2A	R-2B
1. Single-Family Dwellings	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
2. Bed and Breakfast	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
3. Agriculture and Related Buildings and Structures	--	--	--	--
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-1	R-2	R-2A	R-2B
1. Home Occupation	Y	Y	Y	Y
2. Churches & similar places of worship	Y	Y	Y	Y
3. Primary & Secondary Schools	Y	Y	Y	Y
4. Institutions of Higher Learning	Y	N	N	N
5. Hospitals & Auxiliary Facilities	Y	Y	Y	N
6. Group Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
7. Farm Markets	Y	Y	Y	Y
8. Cemeteries	Y	N	N	N
9. Day-Care Homes	Y	Y	Y	Y
	N	Y	Y	Y
	N	N	Y	Y
	N	N	N	Y
	Y	Y	Y	N
10. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	N
11. Radio, Television & Telecommunication Transmission / Receiving Towers	Y	N	N	N
12. Zero Lot Line, Cluster, Detached, Semi-detached Dwellings, or other housing types of a similar character	N	Y	Y	Y

R-MHP

PRINCIPAL PERMITTED USES:
1. Mobile Homes
2. Manufactured Homes
3. Communal Facilities

Y = Yes (Permitted)

N = No (Not Permitted)

R-3 & R-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	R-3	R-4
1. Single-Family Dwellings	Y	Y
2. Two-Family Dwellings	Y	Y
3. Three-Family Dwellings	N	Y
4. Four-Family Dwellings	N	Y
5. Multiple-Family Dwellings	N	Y
6. Condominium Residences	N	Y
7. Agriculture and Related Buildings & Structures	Y	Y
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	R-3	R-4
1. Zero Lot Line, Cluster, Detached, Semi-detached, or Attached Dwellings, or other housing types of a similar character	Y	Y
2. Home Occupation	Y	Y
3. Churches & similar places of worship	Y	Y
4. Group Care Homes	Y	Y
5. Day-Care Homes	Y	Y
6. Day-Care Centers	N	Y
7. Community Facilities	N	Y

PD

PRINCIPAL PERMITTED USES:
1. PD-R (Residential)
2. PD-O (Office)
3. PD-B (Business)
4. PD-I (Industrial)
5. PD-M (Mixed Uses)
6. PD-C (Conservation)
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Home Occupation

CLARK COUNTY ZONING

General Uses - see zoning text for details and other restrictions

May 2003

B-1, B-2, B-3 & B-4

PRINCIPAL PERMITTED AND CONDITIONED USES:	B-1	B-2	B-3	B-4
1. Business and/or Professional Offices	Y	Y	Y	Y
2. Banks & Financial Institutions	Y	Y	Y	Y
3. Eating & Drinking Places, excluding Drive-in or Carry-out	Y	Y	Y	Y
4. Radio and Television Broadcasting Studios	Y	Y	Y	Y
5. Funeral Homes & Mortuaries	Y	Y	Y	Y
6. Automotive Service Stations	Y	Y	Y	Y
7. Custom Butcher Shops	Y	Y	Y	Y
8. Indoor Motion Picture Theaters	N	Y	Y	Y
9. Retail Food Stores	N	Y	Y	Y
10. Drive-in, Fast Food, Drive-in Carry-out Restaurants and/or Drive-through Retail Establishments	N	Y	Y	Y
11. Garden Centers, Greenhouses	N	Y	Y	Y
12. Automotive Repair Garages	N	Y	Y	Y
13. Car Washes	N	Y	Y	Y
14. Air Conditioning, Plumbing, Heating, and Roofing Shops	N	Y	Y	Y
15. Automotive & Auto Accessory Sales	N	Y	Y	Y
16. Building and Related Trades	N	Y	Y	Y
17. Commercial Recreation Establishments	N	Y	Y	Y
18. Animal Hospitals, Veterinary Clinics, and Kennels	N	N	Y	Y
19. Building Material Sales Yard	N	N	Y	Y
20. Drive-in Motion Picture Theater	N	N	Y	Y
21. Private and Public Outdoor Recreation Areas	N	N	Y	Y
22. Motels and Hotels	N	N	Y	Y
23. Hospitals & Auxiliary Facilities	N	N	Y	Y
24. Automotive Body Shop	N	N	Y	Y
25. Carpenter, Sheet Metal & Sign Painting Shop, Bakery, Laundry, Wholesale Business	N	N	N	Y
26. Bottling of Soft Drinks and Milk or Distributing Stations	N	N	N	Y
27. Contractor's Equipment Storage Yard or Storage & Rental Contractor's Equipment	N	N	N	Y
28. Motor Vehicle, Boat, & Camper Storage	N	N	N	Y
29. Trucking and Motor Freight Station or Terminal	N	N	N	Y
30. Carting, Express, or Hauling Establishments	N	N	N	Y
31. Stone or Monument Works	N	N	N	Y
32. Mini-Warehouse or Self Storage Facilities	N	N	N	Y

B-1, B-2, B-3 & B-4

CONDITIONALLY PERMITTED USES: (Requires BZA Approval)	B-1	B-2	B-3	B-4
1. Commercial Recreation Establishments	Y	--	--	--
2. Day-Care Centers	Y	Y	Y	Y
3. Nursing Homes, Convalescent Homes, Rest Homes	Y	Y	Y	Y
4. Clubs, Fraternal or Lodge Organizations	Y	Y	Y	Y
5. Animal Hospitals, Veterinary Clinics, and Kennels	Y	Y	--	--
6. Bars and Taverns	N	Y	Y	Y
7. Wholesale Establishments	N	N	Y	Y
8. Adult Entertainment Establishments	N	N	N	Y

O-1 & OR-2

PRINCIPAL PERMITTED AND CONDITIONED USES:	O-1	OR-2
1. Business and/or Professional Offices, including Medical and Dental Clinics	Y	N
2. Banks and Financial Institutions	Y	N
3. Law, Real Estate, and Insurance Offices	Y	N
4. Business Service Establishments	Y	N
5. Single-Family Dwellings	N	Y
6. Incidental Business Uses	N	Y

Y = Yes (Permitted)

N = No (Not Permitted)

I-1

PRINCIPAL PERMITTED AND CONDITIONED USES:
1. Industrial & Manufacturing Establishments
2. Warehouses
3. Wholesale Establishments
4. Manufacturing Retail Outlets
5. Any use permitted and as regulated as a Principal Permitted or Conditioned Use in the B-4 District
CONDITIONALLY PERMITTED USES: (Requires BZA Approval)
1. Any use permitted and as regulated as a Conditionally Permitted Use in the B-4 District
2. Junkyards & Automobile Wrecking Yards
3. Resource and Mineral Extraction
4. Penal & Correctional Facilities
5. Sanitary Landfills